January 8, 2025

**VILLAGE OF WARWICK PLANNING BOARD**
**77 MAIN STREET**
**WARWICK, NY  10990**

**ATT:  JESSE GALLO, CHAIRMAN**

**RE:    15 ELM STREET**
**FEED AND GRAIN, LLC (SBL 210-7-3)**
**SITE PLAN & FLOODPLAIN PERMIT**
**WO# 1802.57**

Dear Mr. Gallo and Planning Board Members:

We have reviewed the following documents submitted for the 15 Elm Street project:

- Original Survey & Topo plan prepared by Irace Architecture, last revised 12/04/2024
- Proposed Imported Soil plan prepared by Irace Architecture, last revised 12/04/2024
- Short Environmental Assessment Form (EAF), dated 12/04/2024

Introduction:

The commercial property located at 15 Elm Street is approximately 1.1± acres in size and situated within the CB (Central Business) zoning district and outside the Villages' designated Historic District. Most of the property is situated within the FEMA's FIRM designed Zone AE, with a base flood elevation ranging from 517' along the west (Elm Street), and 518' on the northeastern side of the parcel (West Street).

The applicant was previously before the Planning Board in 2021 for a Site Plan application for the current mixed-use occupancy of the property, and for the proposed development within the regulated floodplain. The current application is for the placement of additional fill within the designated floodplain, in the vicinity of the previous structures removed around 2013.

Review Comments:

1.  The two provided 8.5"x11" sized figures, SK-1 & SK-2, should be produced and submitted to the board on a larger sized sheet (24"x36"), at a known scale, to make the plans more legible. The applicant continues to submit smaller sized plans which are illegible, unless enlarged to an unknown scale. (Previous Comment #1)

Sincerely,

**Engineering & Surveying Properties, PC, Village Engineers**

Keith Woodruff, CPESC, CPSWQ
Senior Engineer

cc:  Elizabeth Cassidy, Planning Board Attorney